



**TOWN OF FORT MILL  
TOWN COUNCIL & PLANNING COMMISSION JOINT MEETING  
October 9, 2014  
2233 Deerfield Drive (Room 209)  
7:00 PM  
AGENDA**

**CALL TO ORDER**

**WELCOME & INTRODUCTIONS**

**PRESENTATIONS**

**1. York County Pennies for Progress Program Update**

Phil Leazer, PFP Program Manager, York County

**2. Rock Hill-Fort Mill Area Transportation Study (RFATS)**

David Hooper, RFATS Coordinator, City of Rock Hill

**ITEMS FOR DISCUSSION**

**1. Population Growth Projections**

*[Pages 2–3]*

**2. Transportation Strategies**

*[Pages 4–6]*

**3. Roadway Maintenance**

**ADJOURN**

**TOWN OF FORT MILL**  
2025/30 Housing & Population Projections

	TYPE	UNITS	POP	
<b>2010 Census</b>	<b>All</b>	<b>4,479</b>	<b>10,802</b>	
	<i>Note: 281 units (6.3%) vacant in 2010</i>			
<b>New Development (Since 2010)</b>	<b>All</b>	<b>1,201</b>	<b>3,326</b>	<b>Notes</b>
New Single Family Units (SF)	SF	738	2,288	3.1 / SF Unit
New Townhome Units (TH)	TH	0	0	2.0 / TH Unit
New Multi-Family Units (MF)	MF	312	562	1.8 / MF Unit
New Single Family Age Rest. Units	SF-A	0	0	1.7 / SF-A Unit
Homes Annexed	SF	151	477	Actual (Census)
<b>September 2014 Projection</b>	<b>All</b>	<b>5,680</b>	<b>14,128</b>	
<b>Active Projects (Remaining)</b>	<b>All</b>	<b>1,148</b>	<b>3,559</b>	<b>Notes</b>
Forest at Fort Mill	SF	35	109	3.1 / SF Unit
Kimbrell Crossing	SF	31	96	3.1 / SF Unit
<a href="#">Kingsley (Commercial)</a>	Com	0	0	Max Comm SF - <b>1.552M</b>
Massey	SF	711	2,204	3.1 / SF Unit
Preserve at Riverchase	SF	181	561	3.1 / SF Unit
Springfield	SF	87	270	3.1 / SF Unit
<a href="#">Springview Meadows</a>	SF	84	260	3.1 / SF Unit
Springfield Town Center	Com	0	0	Max Comm SF - <b>290K</b>
Well Ridge	SF	19	59	3.1 / SF Unit
<b>Approved Projects</b>	<b>All</b>	<b>3,546</b>	<b>8,686</b>	<b>Notes</b>
<a href="#">Waterside on the Catawba (SF)</a>	SF	919	2,849	3.1 / SF Unit
<a href="#">Waterside on the Catawba (TH)</a>	TH	129	258	2.0 / TH Unit
<a href="#">Sutton Mill (SF)</a>	SF	95	295	3.1 / SF Unit
<a href="#">Pecan Ridge (SF)</a>	SF	200	620	3.1 / SF Unit
<a href="#">Mason's Bend (SF)</a>	SF	405	1,256	3.1 / SF Unit
<a href="#">Carolina Orchards (SF-A)</a>	SF-A	632	1,074	1.7 / SF-A Unit
<a href="#">Rutledge Property (TH)</a>	TH	235	470	2.0 / TH Unit
<a href="#">Rutledge Property (Commercial)</a>	Com	0	0	Max Comm SF - <b>175K</b>
<a href="#">Willis Property (SF)</a>	SF	123	381	3.1 / SF Unit
<a href="#">Willis Property (TH)</a>	TH	146	292	2.0 / TH Unit
<a href="#">Willis Property (MF)</a>	MF	662	1,192	1.8 / MF Unit
<a href="#">Willis Property (Commercial)</a>	Com	0	0	Max Comm SF - <b>50K</b>

<b>Pending Projects</b>	<b>All</b>	<b>914</b>	<b>2,075</b>	<b>Notes</b>
Kanawha (SF)	SF	239	741	3.1 / SF Unit
Kanawha (MF)	MF	476	857	1.8 / MF Unit
Kanawha (Commercial)	Com	0	0	Max Comm SF - <b>600K</b>
Kimbrell Property (TH)	SF-A	100	170	1.7 / SF-A Unit
White Property (SF)	SF	99	307	3.1 / SF Unit
<b>Total Active, Approved &amp; Pending</b>	<b>All</b>	<b>5,608</b>	<b>14,320</b>	
<b>2030 Projection</b>	<b>All</b>	<b>11,288</b>	<b>28,448</b>	

Note #1: Clear Springs & Leroy Springs Development Agreements (2008) allow an additional 3,237 residential units and 1.47 million SF of commercial development. These figures are not included in the projections shown above.

Note #2: The projections above do not include any new projects or annexations that are likely to be submitted in the next 1-5 years (including projects on the new Fort Mill Southern Bypass).

Note #3: New commercial growth is anticipated at major nodes (US 21 & Springfield, SC 160 & Springfield, FMSB & Dobys Bridge, Sutton & I-77, SC 160 & I-77, etc) between 2014 and 2030.

**Town Council & Planning Commission Joint Meeting  
October 9, 2014  
Item for Discussion**

**Discussion of Traffic Issues & Strategies**

---

**Background / Discussion**

During the July & August Planning Commission meetings, a discussion took place regarding traffic and transportation-related issues in the Fort Mill area. During the meeting, Planning Director Cronin informed members of the commission that staff, at the request of town council, had been working on a list of ideas or concepts that could be studied or implemented locally in an effort to better manage, mitigate, or address current and future transportation needs throughout the community.

Below is a summary of some of the policies, strategies and initiatives that have been identified to date. This summary is for discussion only, and is not intended to be all-inclusive. The strategies listed below have not been evaluated by other departments or the town attorney.

The items below may be discussed in greater detail during the upcoming joint meeting between Town Council and the Planning Commission.

- **Planning Initiatives**
  - Complete a town-wide transportation study and master plan (in progress)
  - Benchmark and monitor capacity and levels of service for major thoroughfares and intersections
  - Require a traffic study for all new development requests / annexations / rezonings prior to approval, rather than prior to development
  - Adopt a “complete streets” policy for new development to include sidewalks, pathways, bike lanes, etc., and incorporate this policy in land development ordinances
  - Adopt a right-of-way and/or corridor preservation ordinance to protect areas targeted for future roadways (in coordination with York County)
  - Adopt zoning requirements that promote or incentivize development nodes / walkable communities / transit-oriented development / interconnectivity
  - Participate in joint and/or regional transportation planning efforts with York County, Tega Cay, Rock Hill, RFATS, SCDOT, and others
- **Generate additional funding for transportation improvements**
  - Create a special revenue fund for transportation projects
  - Adopt a transportation impact fee for new development

- Consider diverting property tax revenues from vehicles from the general fund to a dedicated transportation fund
- Pursue outside funding opportunities for transportation projects, including Federal Guidesshare dollars, CMAQ grants, TEP grants, Safe Routes to School grants, C-Funds, and other sources
- Continue to support, and actively pursue, additional projects in the Fort Mill area during future rounds of the York County Pennies for Progress capital projects sales tax program
- Proactively advocate for additional resources (and local funding options) from state and federal governments
- **Invest in roadway improvements (in coordination with SCDOT)**
  - Traffic signal coordination
  - Right-of-way acquisition
  - Design and engineering
  - Construction projects
    - New roads
    - Road widenings
    - Bridge improvements
    - Intersection improvements
    - Turn lanes
    - Traffic control devices
  - Provide matching funds for state and federal grants
- **Invest in roadway alternatives**
  - Sidewalks
  - Joint Use Paths
  - Bike lanes
  - Safety improvements (crosswalks, pedestrian signals, etc)
  - Transit service
  - Park and ride facilities
- **Provide additional resources for transportation planning**
  - Hire a transportation planner or consultant
  - Hire a transportation engineer or consultant

- **Deter non-resident “cut through” traffic**
  - Consider reducing speed limits along major thoroughfares
  - Vigorously enforce speed limits and traffic regulations, such as truck restrictions in the downtown area
- **Maintain existing infrastructure**
  - Enhance inspection programs for new roadways intended for future dedication to the town
  - Establish a ranking criteria and maintenance program (including funding sources) for existing town-maintained roads
  - Consider a dedicated millage or fee for the maintenance of transportation infrastructure